



City of San Antonio  
Cliff Morton Development and Business Services Center  
1901 South Alamo Street  
San Antonio, Texas 78204

## PLANNING COMMISSION MINUTES

### September 25, 2013

### 2:00 P.M.

Roberto R. Rodriguez, *Chair*  
Donald Oroian, *Vice Chair*  
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill  
Daniel D. Kossel  
Zachary Harris

Kevin Love  
George Peck  
Marcello Diego Martinez

*Citizens may appear before the Planning Commission to speak for or against any item on this agenda, in accordance with procedural rules governing Planning Commission meetings. Questions relating to these rules may be directed to the Development Services Department at (210) 207-1111. Please note that citizen comments are limited up to three (3) minutes per person and may change as needed. Please plan to attend the meeting fifteen (15) minutes prior to the scheduled time.*

**DISABILITY ACCESS STATEMENT** - This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight (48) hours prior to the meeting. For assistance, please call (210) 207-1111 or 711 (Texas Relay Service for the Deaf).

**DECLARACIÓN DE ACCESIBILIDAD** - El lugar de reunión cuenta con el acceso disponible y estacionamiento para personas discapacitadas. También incluye servicios especiales e interpretes para personas con problemas auditivos. Este servicio debe ser solicitado cuarenta y ocho (48) horas antes del día programado para la reunión. Para más información favor comunicarse al (210) 207-1111 o al 711 (Servicio para personas con problemas auditivos Texas Relay)

*For additional information on any item on this agenda, please call (210) 207-1111.*

1. **1:30 P.M.** - Work Session, Tobin Room
  - A. Ethics training (City Attorney's Office)
  - B. Agenda items may be discussed (Development Services Department)

At any time during the meeting, the Planning Commission may meet in executive session for consultation concerning attorney-client matters under Chapter 551 of the Texas Government Code

2. **2:00 P.M.** - Call to Order, Board Room
3. Roll Call - Present- R. Rodriguez, Kossel, Love, Peck, Martinez, A. Rodriguez, Harris, Oroian, Sherrill.

4. Citizens to be heard

**THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR PLANNING COMMISSION MEETING:**

*Public Hearing and Consideration of the following Plats, Variances, Planned Unit Development (PUD) plans, Street Rename, Appeals, Land Transactions, Adoption and Amendments of the Neighborhood, Community and Sector Plans as Components of the Master Plan, and other items as identified below.*

**Combined Hearing**

**Plats**

5. **130143:** Request by Moreno Family Investment Company, LTD, for approval of a major plat to subdivide a 58.1920-acre tract of land to establish the **Saddle Creek Estates** Subdivision, generally located south of the intersection of Tamaron Pass and Talley Road. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
6. **130190:** Request by Milestone Potranco Development, LTD, for approval of a major plat to subdivide a 41.59-acre tract of land to establish the **Seale Subdivision Unit 7** Subdivision, generally located northeast of the intersection of Camp Light Way and Emory Peak. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
7. **130322:** Request by Air Measurement Technologies, LLC, for approval of a minor plat to replat and subdivide a 2.439-acre tract of land to establish the **Store No. 10347** Subdivision, generally located southeast of the intersection of Ellison Drive and Marbach Road. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
8. **130359:** Request by Presidio Apartments, LP, for approval of a major plat to replat and subdivide a 16.771-acre tract of land to establish the **CT Presidio** Subdivision, generally located east of IH-10, south of Presidio Parkway. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
9. **130476:** Request by Meritage Homes of Texas, LLC, for approval of a major plat to replat a 21.538-acre tract of land to establish **The Trails at Providence Subdivision**, generally located west of the intersection of Oakland Road and Prue Road. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
10. **130536:** Request by Flagship Homes, LTD, for approval of a major plat to replat a 1.45-acre tract of land to establish **Autumn Place Subdivision**, generally located southeast of the intersection of Autumn Woods Drive and Brookhollow. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
11. **130619:** Request by Noteware Developers, SA, LLC, for approval of a major plat to replat a 6.486-acre tract of land to establish the **Belcara 2 Subdivision**, generally located southwest of the intersection of USAA Boulevard and Fredericksburg Road. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

### **Plat Deferrals**

12. **120432:** A resolution directing staff to terminate temporary utility service and revoke building permits pending plat approval and recording of **SD** Subdivision, generally located on the northeast corner of Rakowitz Road and Ford Road. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, [Richard.Carrizales@sanantonio.gov](mailto:Richard.Carrizales@sanantonio.gov), Development Services Department)

### **Planned Unit Development (PUD) Plan**

13. **13-00008:** Request by ALT Development, Inc., for approval of the **Westwinds West, Unit-5A PUD** Plan (major amendment), generally located northwest of the intersection of Alamo Ranch and Calaveras Way. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department)

### **Land Transactions**

14. A resolution supporting the acquisition of fee simple title to one parcel of privately-owned real property containing approximately 26,611 square feet (0.6109 acres) located in NCB 17638 near the intersection of Mt. Baker and Mt. Helen Drive, for the Mountain View Estates Phase III Drainage project, a 2012-2017 Bond Program project. **Staff recommends Approval** (Carroll Coston, Senior Real Estate Specialist, (210) 207-4024, [carroll.coston@sanantonio.gov](mailto:carroll.coston@sanantonio.gov), Capital Improvements Management Services Department)
15. **S.P. 1698** - Request of a Resolution authorizing the closure, vacation and abandonment of an improved portion of Spitzer Avenue Public Right of Way consisting of 0.148 of an acre (6,451 square feet) located south of Loop 410 and perpendicular to Southton Road adjacent to NCB 10915. **Staff Recommends Approval** (Jesse Quesada, Management Analyst, (210) 207-6971, [jesse.quesada@sanantonio.gov](mailto:jesse.quesada@sanantonio.gov), Capital Improvements Management Services Department)
16. **S.P. 1742** - Request of a Resolution for the closure, vacation, and abandonment of a 0.110 acres portion of a 12 foot-wide alley Public Right of Way located between Culebra Road and Carter Street, adjacent to NCB 1924, as requested by GFR-Hercules Properties, LLC. **Staff Recommends Approval** (Martha Almeria, Management Analyst, (210) 207-6970, [malmeria@sanantonio.gov](mailto:malmeria@sanantonio.gov), Capital Improvements Management Services Department)

### **Comprehensive Master Plan Amendments**

17. **PA 13049:** A request by Kaufman and Killen, Inc., for approval of a resolution to amend the future land use plan contained in the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 1.528 acres of land out of NCB 15148, located at the southeast corner of New Valley Hi Road and Ray Ellison Drive from "Low Density Residential" to "Community Commercial". **Staff recommends approval.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, [tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov), Department of Planning and Community Development)

Christopher McCollin, Planner, presented combined hearing items and recommended approval.

Chairman R. Rodriguez asked for a motion to approve items on the combined hearing as presented.

Motion: Commissioner Sherrill to approve items on the combined hearing as presented.  
Second: Commissioner A. Rodriguez  
In Favor: Unanimous  
Opposed: None  
Motion Passes

### **Individual Hearing**

#### **Plat**

18. **110398\***: Request by Tuscany Heights, LLC, for approval of a major plat to subdivide a 22.231-acre tract of land to establish the **Tuscany Heights Unit 3 Enclave** Subdivision, generally located north of the intersection of Mountain Lodge and Wilderness Oak. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Commissioner Kossel left the boardroom at 2:17 p.m. for recusal purposes.

Christopher McCollin, Planner, presented the item and recommended approval.

Motion: Commissioner Martinez  
Second: Commissioner Oroian  
In Favor: Unanimous  
Opposed: None  
Motion Passes

Commissioner Kossel reentered the boardroom at 2:20 p.m.

#### **Comprehensive Master Plan Amendments**

19. **PA 13048**: A request by Brown and Ortiz, PC., for approval of a resolution to amend the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 10.00 acres of land out of NCB 34034, located at the northeast corner of Milsa Road and Stonewall Parkway from "Suburban Tier" to "Mixed Use Center". **Staff recommends denial.** (Robert Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov Department of Planning and Community Development)

Robert Acosta, Planner, presented the item and stated that the applicant would like to address the Commission.

James Griffin, Representative for Brown & Ortiz, requested a two week continuance until the next Planning Commission Meeting on October 9, 2013.

Motion: Commissioner Martinez to approve the applicants request for a two week continuance until the next Planning Commission Meeting on October 9, 2013.  
Second: Commissioner Kossel  
In Favor: Unanimous  
Opposed: None  
Motion Passes

## Other Items

20. (Continued from the September 11, 2013 meeting): Discussion and possible action regarding proposed revisions to the Establishment and Governance document for the Planning Commission Technical Advisory Committee.

Commissioner Oroian presented revisions for the Planning Commission Technical Advisory Committee.

Motion: Commissioner Oroian to approve the revisions for the Planning Commission Technical Advisory Committee as presented.

Second: Commissioner Martinez

In Favor: Oroian, Martinez, R. Rodriguez, Love, Harris

Opposed: Peck, A. Rodriguez, Kossel, Sherrill

Motion Passes

21. Approval of the minutes for the September 11, 2013 Planning Commission meeting.

Motion: Commissioner Martinez

Second: Commissioner Harris

In Favor: Unanimous

Opposed: None

Motion Passes

22. Director's report - City Council Action Update (Planning Commission items sent to Council).

None

23. Adjournment.

There being no further business, the meeting was adjourned at 2:37 p.m.

ATTEST:

John P. Jacks, Executive Secretary

APPROVED

Roberto R. Rodriguez